



Beaufort Consistency Meeting

Commercial

Date 12/04/2013 Recorder and minutes prepared by: Jay Garbus/Lon McSwain

Staff present: On File

Public present:

Meeting next month changed to the **SECOND WEDNESDAY** and will be on **January 8, 2014** in the kitchen room.

Meeting minutes will be on line only at meckweb.com

1) Section 903.2.3 Sprinklers in E occupancy, exceptions 1& 2 - greater than 12,000 from the 20,000. No only applies to exception 2. Has a basement need to sprinkler.

[F] 903.2.3 Group E. An *automatic sprinkler system* shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 12,000 square feet (1115 m²) in area.
2. Throughout every portion of educational buildings below the lowest *level of exit discharge* serving that portion of the building.

Exception: An *automatic sprinkler system* is not required in any area below the lowest *level of exit discharge* serving that area where every classroom throughout the building has at least one exterior *exit* door at ground level.

NC 2012 Building Code P. 183

2) Section 1008.1.9.8 mag. Locks - New section, door with sole lock of mag lock has to have label affixed to the door.

1008.1.9.8 Electromagnetically locked egress doors.

Doors in the *means of egress* that are not otherwise required to have panic hardware in buildings with an occupancy in Group A, B, E, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, M, R-1 or R-2 shall be permitted to be electromagnetically locked if equipped with *listed* hardware that incorporates a built-in switch and meet the requirements below:

1. **The *listed* hardware that is affixed to the door leaf** has an obvious method of operation that is readily operated under all lighting conditions.
2. The *listed* hardware is capable of being operated with one hand.
3. Operation of the *listed* hardware releases the electromagnetic lock and unlocks the door immediately.
4. Loss of power to the *listed* hardware automatically unlocks the door.

NC 2012 Building Code P. 226/227



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3) Vestibules section 502.4.7 - Commercial Energy Code do not need vestibules 4 story or less than 10,000 sf.

502.4.7 Vestibules. A door that separates *conditioned space* from the exterior shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. Vestibules shall be designed so that in passing through the vestibule it is not necessary for the interior and exterior doors to open at the same time.

Exceptions:

1. Doors not intended to be used as a building *entrance door*, such as doors to mechanical or electrical equipment rooms.
2. Doors opening directly from a *sleeping unit* or dwelling unit.
3. Doors that open directly from a space less than 3,000 square feet (298 m2) in area.
4. Revolving doors.
5. Doors used primarily to facilitate vehicular movement or material handling and adjacent personnel doors.
6. Building entrances in buildings that are **less than four stories** above grade and less than **10,000 ft2 in area**.

NC 2012 Energy Code

4) Shop drawings for Post Tension slabs and retaining walls - Shop drawing will not be seen by plan review, same for truss drawing. If plans show regular slab then change in field to P.T. that will need an RTAP.

5) Emergency egress windows in single exit apartments (1021 & 1029) - Do not need it in sprinkler building. Need shaft wall for the single unit with max of 4 units. Must have emergency window escape.

In Group R-2 and R-3 occupancies, one *means of egress* is permitted within and from individual dwelling units with a maximum *occupant load* of 20 where the dwelling unit is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.

TABLE 1021.2 STORIES WITH ONE EXIT



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Note c. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1029.

SECTION 1029 EMERGENCY ESCAPE AND RESCUE

1029.1 General. In addition to the *means of egress* required by this chapter, provisions shall be made for emergency escape and rescue in Group E classrooms, Group R and I-1 occupancies. Basements and sleeping rooms below the fourth *story above grade plane* shall have at least one exterior *emergency escape and rescue opening* in accordance with this section. Where basements contain one or more sleeping rooms, *emergency escape and rescue openings* shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*.

Exceptions:

1. In other than Group R-3 occupancies, buildings equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
2. In other than Group R-3 occupancies, sleeping rooms provided with a door to a fire-resistance-rated *corridor* having access to two remote *exits* in opposite directions.
3. The *emergency escape and rescue opening* is permitted to open onto a balcony within an *atrium* in accordance with the requirements of Section 404, provided the balcony provides access to an *exit* and the dwelling unit or sleeping unit has a *means of egress* that is not open to the *atrium*.
4. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue windows.

6) Pool lifts permanently mounted - There is an accessible new letter from DOI. Lift needs to be permanent mounted and can use a battery. All existing public pools must comply by January 1, 2014. Over 300 linear feet need 2 means of accessibility.

The 2010 Standards establish two categories of pools: large pools with more than 300 linear feet of pool wall and smaller pools with less than 300 linear feet of wall. Large pools must have two accessible means of entry, with at least one being a pool lift or sloped entry; smaller pools are only required to have one accessible means of entry, provided that it is either a pool lift or a sloped entry.



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There are a limited number of exceptions to the requirements. One applies to multiple spas provided in a cluster. A second applies to wave pools, lazy rivers, sand bottom pools, and other pools that have only one point of entry. For more information on the specific requirements and exceptions, see sections 242 and 1009 of the 2010 Standards.

Compliance Extension for Existing Pools

On Thursday, March 15, 2012, Attorney General Eric Holder signed a final rule extending the date for compliance with sections 242 and 1009 of the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design as it relates to the provision of accessible entry and exit to existing swimming pools, wading pools, and spas for a period of 60 days after the publication of the rule in the Federal Register.

On that same day, the Attorney General also signed a Notice of Proposed Rulemaking (NPRM) seeking public comment on whether a longer period of time would be appropriate to allow pool owners and operators to meet their compliance obligations. Specifically, the NPRM proposes a 180-day extension of the deadline. Comments on the NPRM must be submitted on or before April 4, 2012.

[Final Rule: Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities; Swimming Pools \(HTML\)](#)

Effective on March 15, 2012, the compliance date for [28 CFR 35.150](#)(b)(1), (b)(2)(ii), and [28 CFR 36.304](#)(d)(2)(iii) for sections 242 and 1009 of the 2010 Standards is delayed to May 21, 2012.

[Final Rule](#) (HTML -- as published in the Federal Register March 20, 2012)

[NPRM: Delaying the Compliance Date for Certain Requirements of the Regulations Implementing Titles II and III of the Americans With Disabilities Act \(HTML\)](#)

Written comments must be postmarked and electronic comments must be submitted on or before April 4, 2012

[NPRM](#) (HTML -- as published in the Federal Register March 20, 2012)

7) Egress convergence - Need to look at in existing building up-fits for two means of egress need to be handled on an individual basis.

8) Outlet penetrations in rated enclosure membranes - You cannot have an unrated box in a rated wall.



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OUTSTANDING CUSTOMER SERVICES**

Approved By Lon McSwain Date 12/18/2013